

COUNCIL BLUFFS PLANNING COMMISSION
TUESDAY, JULY 13, 2004 - 7:00 P.M.
COUNCIL BLUFFS PUBLIC LIBRARY – 400 WILLOW

1. CALL TO ORDER

2. ROLL CALL

3. ADOPTION OF AGENDA

4. APPROVAL – MINUTES OF THE JUNE 8, 2004 MEETING

5. PROOF OF PUBLICATION

6. REVIEW OF MEETING PROCEDURES

7. PUBLIC HEARINGS

- A. CASE #PC-04-004: Public hearing on the request of Hy-Vee Food Stores, Inc. to amend the development plan to allow construction of a new 70,000 square foot store on 6 acres lying northeast of Madison Avenue, northwest of I-80 and southeast of Bennett Avenue which is the site of the existing store adjacent to the Mall of the Bluffs. Location: 1745 Madison Avenue.
- B. CASE #SAV-04-004: Public hearing on the request of Tanya French to vacate the north/south alley abutting Lots 3 through 7, Block 1, Broadway Place and Lots 10, 11 and part of 12, Victory Acres. Location: South of Elmwood Drive, east of 1547, 1561, 1555, 1549 and 1553 North Broadway.
- C. CASE #SAV-04-005: Public hearing on the request of the City of Council Bluffs to vacate excess Franklin Avenue right-of-way abutting Lots 7, 8, 28 and 83, Valley View Place and part of Lot 5, NW¼ SW¼, Section 32-75-43. Location: Excess Franklin Avenue right-of-way between Wendy Heights Road and Bennett Avenue.
- D. CASE #SUB-04-005: Public hearing on the request of GB-SNAZ, LLC for preliminary plan approval of a replat of Lot 1, Greenview Place Subdivision to create a 17 lot attached single family residential subdivision on 3.5 acres to be known as Greenview Village. Location: Greenview Road, east of Fire Station No. 4.
- E. CASE #ZC-04-008: Public hearing on the request of Ronald C. Gillett, Sr. and Mary Gillett to rezone approximately 2.3 acres in part of Lot 1 in the NE¼ NE¼ lying south of Highway 6 right-of-way, northwesterly of Valley View Drive and southeasterly of Mosquito Creek, except a 1.2 acre tract abutting on the west and part of Lot 2 in the NE¼ NE¼ and part of Lot 1 in the NW¼ NE¼ lying westerly of Valley View Drive and southeasterly of Mosquito Creek, all in Section 32-75-43 from A-2/Parks, Estates and Agricultural District to C-2 Commercial. Location: South of McPherson Avenue, west of Valley View Drive adjacent to Mosquito Creek.
- F. CASE #ZC-04-009: Public hearing on the request of the Community Development Department to rezone the East ½ of the SE¼ lying south of 23rd Avenue and north of Relocated 29th Avenue in Section 3-74-44, along with Blocks 11-17, 40-45, 68-73 and Blocks 96 and 97 lying north of Relocated 29th Avenue, all in Railroad Addition from C-2 Commercial and I-2/General Industrial to PC/Planned Commercial. Located: East of Bluffs Run to South 22nd Street from 23rd Avenue/Union Pacific Railroad property to Relocated 29th Avenue/I-80/29 right-of-way.

8. OTHER BUSINESS

- A. City Council update
- B. Other items of interest

9. ADJOURNMENT